

PROCESS Checklist

Address: 121 Chestnut St Apt 2-05 Case # 18-1650

PARCEL # R04720-006-012-000 PIN # 3117-79-9258.000

- 1/2/18 1. Initial Inspection w/pictures
- 1/8/18 2. Create File Folder
- 1/8/18 3. Print Tax Information
- 1/8/16 4. Determine Cost to Rehab / % (Dilapidation or Deterioration)
5. Data Entry into HTE
6. Request for Title Work
7. Date received Title Work
8. Schedule Hearing: date _____
9. Prepare CN/LP
10. Send to City Attorney's Office
11. Post / Mail CN/LP – take photos
12. Prepare Affidavits (posting/mailling)
13. Publication of CN (if necessary): date: _____
14. Hearing determination: _____
15. Prepare FOF
16. Post/Mail FOF – take photos
17. Prepare Affidavits (posting/mailling)
18. Publication of FOF (if necessary): date: _____
19. FOF expiration inspection
20. File to Chief for Citation or Council
21. Citation Process # _____ \$ _____ # _____ \$ _____ # _____ \$ _____
22. Prepare Council Package
23. Prepare Notice of Owner regarding Council
24. Public Notice Hearing for Council
25. File Condemnation Ordinance
26. Prepare Notice of Condemnation to Owners
27. Prepare for Bid (15 days)
28. Schedule Demo with approved Contractor
29. Final Inspection of Demo
30. Prepare for Contractor Payment

This was a no heat case. The property had adequate heat
w/ minor violations. No notice sent. CSA.

[Print These Records](#)

SALEDATE	DEEDBK	DEEDPG	DEED LINK	SALEINST	SALEPRICE	GRANTOR	GRANTEE
9/1/1979	1157	1369	link	**	0	* NOT IN SYSTEM *	CAPE FEAR ASSOC

PARID: R04720-006-012-000
CAPE FEAR ASSOC

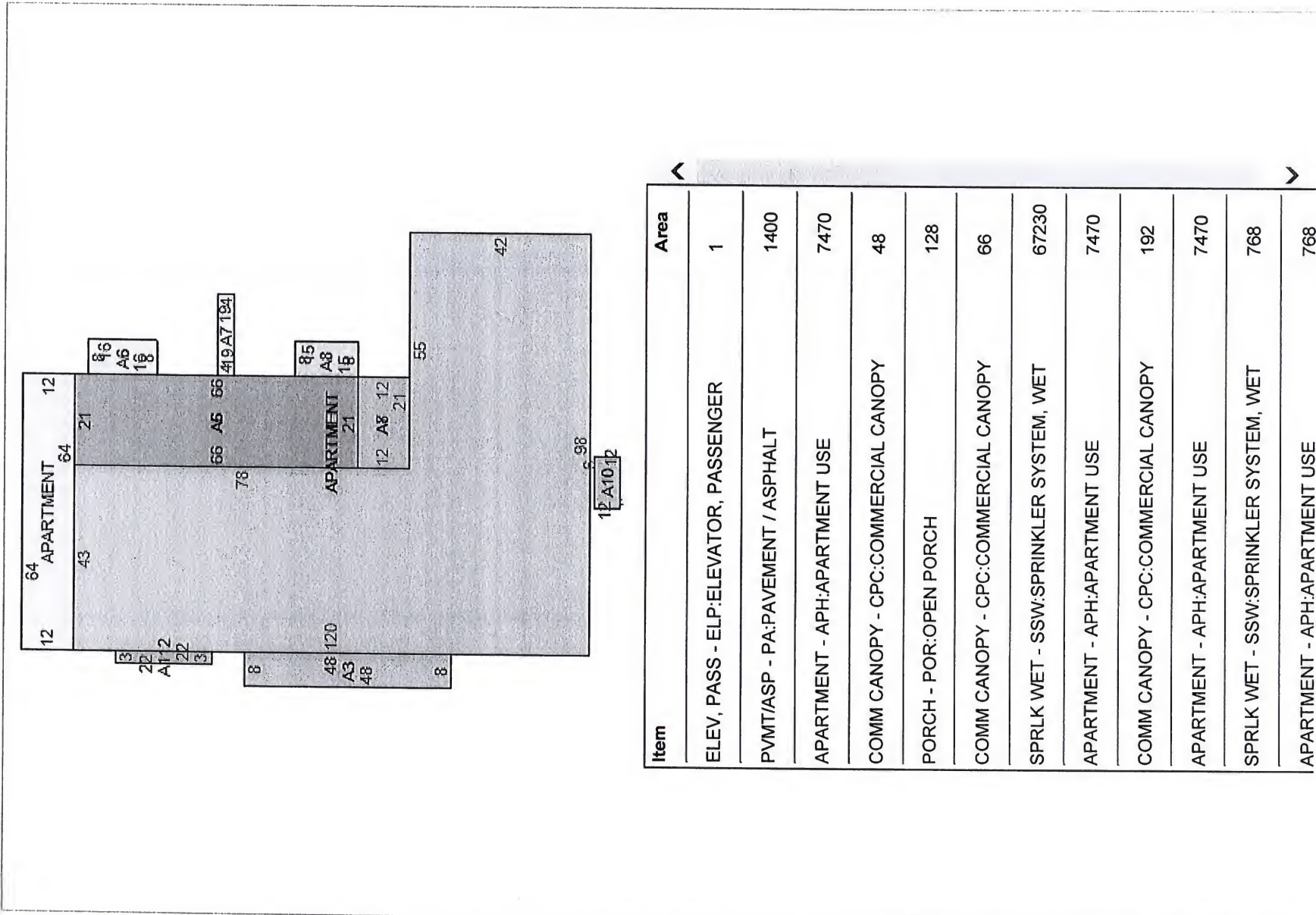
121 CHESTNUT ST

Parcel	
Alt ID	311708.79.9258.000
Address	121 CHESTNUT ST
Unit	
City	WILMINGTON
Zip Code	-
Neighborhood	CHBX0
Class	CHR3-Exempt Charitable - Low Income Housing
Land Use Code	12-3 + Family Residential
Living Units	91
Acre	
Zoning	CBD-CENTRAL BUSINESS DIS

Legal	
Legal Description	E END 6 PT 5 EM 5/6 PT 4
Tax District	BD
Owners (On January 1st)	
Owner	CAPE FEAR ASSOC
City	RALEIGH
State	NC
Country	
Zip	27601
THE DATA IS FROM 2017	

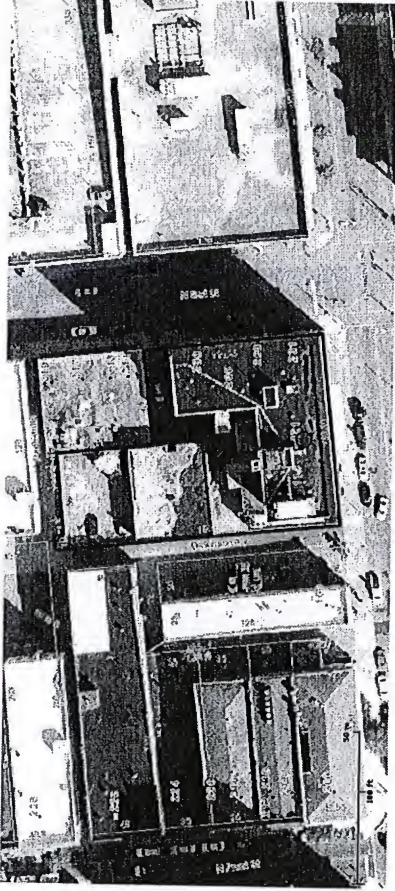
PARID: R04720-006-012-000
CAPE FEAR ASSOC

121 CHESTNUT ST



SPRLK WET - SSW:SPRINKLER SYSTEM, WET	4158
APARTMENT - APH:APARTMENT USE	1386
ENCL PORCH - EPR:ENCL PORCH	128
APARTMENT - APH:APARTMENT USE	1386
ENCL PORCH - EPR:ENCL PORCH	76
APARTMENT - APH:APARTMENT USE	252
ENCL PORCH - EPR:ENCL PORCH	120
APARTMENT - APH:APARTMENT USE	252
SPRLK WET - SSW:SPRINKLER SYSTEM, WET	504

Printed on Monday, January 8, 2018, at 12:06:27 PM EST



Parcel Address:

CHESTNUT ST

Owner Information:

CAPE FEAR ASSOC
412 FAYETTEVILLE ST MALL
RALEIGH, NC 27601

Parcel Information

Parcel ID: R04720-006-012-000

PIN: 3117-79-9258.000

Area:

Map ID: 311708.79.9258.000

Zoning:

CBD

In Flood Zone?

In National

Register

Wilmington

Historic District?

Legal Description: E END 6 PT 5 EM 5/6 PT 4

Subdivision:

Census Tract: 011300

Census Block
Group: 1

Census Block: 1032

Property Values

Appraised Land Value

\$475,200.00

Appraised Building Value

\$2,144,800.00

Total Appraised Value

\$2,620,000.00

Plat Book/Page

NOSUBDIV

Deed Book/Page

001157/001369

Muni

BD

Land Use Code

12

Williane Carr

From: Williane Carr
Sent: Wednesday, June 08, 2016 12:07 PM
To: Richard King; Amy Beatty
Cc: Williane Carr
Subject: RE: Cape Fear Hotel Apartments - Brick Veneer Repair

Thanks so much, for the detailed update. I met with EB and Dawn Snotherly yesterday, and Brett Russell and I went to the site today.

W. M. Myers Carr, CZO, CHO
Chief Code Enforcement Officer
City of Wilmington
Community Services/CD/Code Enforcement
305 Chestnut Street, 2nd Floor
PO Box 1810
Wilmington, NC 28402

Office: (910) 341-3231; Cell: (910) 616-2095; Fax: (910) 341-7802
Email: williane.carr@wilmingtonnc.gov
Code Enforcement Office Email: lynctcg_code@wilmingtonnc.gov



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From: Richard King
Sent: Wednesday, June 08, 2016 10:34 AM
To: Williane Carr <Williane.Carr@wilmingtonnc.gov>; Amy Beatty <Amy.Beatty@wilmingtonnc.gov>
Subject: FW: Cape Fear Hotel Apartments - Brick Veneer Repair

FYI

From: Everett Pannkuk [<mailto:eb@andrewengineers.com>]
Sent: Wednesday, June 08, 2016 10:28 AM
To: David Cowell <david.cowell@wilmingtonnc.gov>
Cc: Tony Caudle <tony.caudle@wilmingtonnc.gov>; Richard King <Richard.King@wilmingtonnc.gov>; Skipper Funderburg <Skipper.Funderburg@wilmingtonnc.gov>; Bret Russell <Bret.Russell@wilmingtonnc.gov>; Neal Andrew <neal@andrewengineers.com>
Subject: RE: Cape Fear Hotel Apartments - Brick Veneer Repair

Dave,

As we discussed yesterday, the temporary needle beams were in place yesterday. The intent of these temporary beams is to support the 8th floor brick veneer - isolating the brick veneer fall hazard to the 7th floor. One of two shelf angles were installed (permanent 8th floor brick veneer support).

Today, the contractor intends to install the second shelf angle at the 8th floor and then remove the failed masonry veneer. We will confirm after the masonry is removed from the building. After the brick masonry is removed, the area should be safe enough for the barber shop and Western Union to reopen, limited pedestrian access, and for the tenants to reoccupy the Cape Fear Hotel Apartments.

We also need to install temporary waterproofing to protect the remaining masonry veneer. The waterproofing materials should be delivered tomorrow. After the waterproofing is installed, the contractor should be able to remove his equipment and open the road up to vehicle and pedestrian traffic.

EB

E.B. Pannkuk, P.E., SECB
LEED Accredited Professional
Andrew Consulting Engineers, P.C.
910.202.5555
eb@andrewengineers.com



From: David Cowell [<mailto:david.cowell@wilmingtonnc.gov>]
Sent: Tuesday, June 07, 2016 1:10 PM
To: Everett Pannkuk
Cc: Tony Caudle; Richard King; Skipper Funderburg; Bret Russell
Subject: Cape Fear Hotel Apartments - Brick Veneer Repair

EB -

The barber shop & Western Union business owners contacted the City to inquire about the timeframe for re-establishing access to their stores. Can you provide a brief update on the projected timeline for the brick veneer repair and let us know if there are any plans to install a temporary overhead protection system (e.g., scaffolding/plywood) for access to the businesses? I believe scaffolding could be installed under the attached Right-of-Way Permit already issued to Harp Builders.

Thanks.
Dave

David E. Cowell, PE
City Engineer
City of Wilmington, Engineering Division
P.O. Box 1810
Wilmington, NC 28402-1810
Ph: 910.341.5879 | Fx: 910.341.5881
david.cowell@wilmingtonnc.gov
www.wilmingtonnc.gov



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Williane Carr

From: Everett Pannkuk <eb@andrewengineers.com>
Sent: Friday, November 04, 2016 1:26 PM
To: Williane Carr
Subject: RE: 121 chestnut street
Attachments: Cape Fear Hotel Apartments [Filing cancelled]

Ma'am,

A quick update:

- 1) We have completed the repair drawings for the 2nd Street elevation.
- 2) The owner has decided to continue the exterior building repairs around the entire building.
- 3) The contractor and owner are reviewing the contract for this work.
- 4) We are waiting on the US Park Service to make 1 decision regarding the historic credits before beginning work.

Please let me know if you need any additional information.

Thank you,
EB

E.B. Pannkuk, P.E., SECB
LEED Accredited Professional
Andrew Consulting Engineers, P.C.
910.202.5555
eb@andrewengineers.com

From: Williane Carr [mailto:Williane.Carr@wilmingtonnc.gov]
Sent: Friday, November 04, 2016 1:13 PM
To: Everett Pannkuk
Cc: Williane Carr
Subject: FW: 121 chestnut street

Please see below.

W. M. Myers Carr, CZO, CHO
Chief Code Enforcement Officer
City of Wilmington
Community Services/CD/Code Enforcement
305 Chestnut Street, 2nd Floor
PO Box 1810
Wilmington, NC 28402

Office: (910) 341-3231; Cell: (910) 616-2095; Fax: (910) 341-7802
Email: williane.carr@wilmingtonnc.gov
Code Enforcement Office Email: lynctcg_code@wilmingtonnc.gov



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~~~~~  
**From:** Williane Carr  
**Sent:** Friday, November 04, 2016 12:28 PM  
**To:** [eb@andrewemgomeers.com](mailto:eb@andrewemgomeers.com)  
**Cc:** Williane Carr <[Williane.Carr@wilmingtonnc.gov](mailto:Williane.Carr@wilmingtonnc.gov)>  
**Subject:** 121 chestnut street

Hi E.B..

Please provide me any emails regarding the above referenced property since the June 2016 incident. I cannot locate my emails you sent to me.

*W. M. Myers Carr, CZO, CHO*  
Chief Code Enforcement Officer  
City of Wilmington  
Community Services/CD/Code Enforcement  
305 Chestnut Street, 2<sup>nd</sup> Floor  
PO Box 1810  
Wilmington, NC 28402

Office: (910) 341-3231; Cell: (910) 616-2095; Fax: (910) 341-7802  
Email: [williane.carr@wilmingtonnc.gov](mailto:williane.carr@wilmingtonnc.gov)  
Code Enforcement Office Email: [lynctcg\\_code@wilmingtonnc.gov](mailto:lynctcg_code@wilmingtonnc.gov)



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**Williane Carr**

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**From:** Everett Pannkuk <eb@andrewengineers.com>  
**Sent:** Thursday, June 09, 2016 5:20 PM  
**To:** Williane Carr  
**Subject:** Cape Fear Hotel Apartments [Filing cancelled]  
**Attachments:** Cape Fear Code violations\_.pdf

Ms. Carr,

Cape Fear Hotel Apartments has requested that Andrew Engineers help them resolve the dangerous situation on their building at 2<sup>nd</sup> Street. They received the attached notice of violations from your office. They requested that we call or meet with you to ensure that they resolve your concerns.

Please contact me at 622-5261 to discuss.

Thank you,  
EB

E.B. Pannkuk, P.E., SECB  
LEED Accredited Professional  
Andrew Consulting Engineers, P.C.  
3811 Peachtree Avenue, Suite 300  
Wilmington, NC 28403  
910.202.5555 / 910.202.5558 fax  
[www.Andrewengineers.com](http://www.Andrewengineers.com)  
[eb@andrewengineers.com](mailto:eb@andrewengineers.com)



**ANDREW**  
**CONSULTING ENGINEERS**  
For All Your Consulting Needs





**Community Services**  
Community Development  
Code Enforcement  
305 Chestnut Street  
PO Box 1810  
Wilmington, NC 28402-1810  
  
910 341 3266  
910 341 7802 fax  
wilmingtonnc.gov  
Dial 711 TTY/Voice

June 6, 2016

**CAPE FEAR ASSOC  
412 FAYETTEVILLE ST MALL  
RALEIGH, NC 27601**

RE: Nonresidential Structure Code Notice of Violation  
121 CHESTNUT ST  
E END 6 PT 5 EM 5/6 PT 4  
R04720-006-012-000  
16-00002272


Dear CAPE FEAR ASSOC:

The purpose of this letter is to provide you with information concerning Nonresidential Structure Code violations. Also, an inspection of the above referenced property was conducted on **June 4, 2016**. The inspection revealed condition(s) that are in violation of the City of Wilmington's Code. Please see the subsequent page(s) for a summary of the violation(s) that were found, the applicable Code section(s) and the necessary corrective action(s) that are needed to be in compliance with the Code.

Please be advised that you have until **June 14, 2016** to contact this office at (910) 341-3266. If applicable, any permits must be obtained prior to starting work. For further information regarding building permits, please contact New Hanover County Building Inspections at 910-798-7175. If you fail to contact the Code Enforcement Office by this date, the City will begin to take necessary action pursuant to Article VII, Section 16 of the City Code. The costs incurred by the City will be a lien upon the property and subject to foreclosure in accordance with Section 16-322.

Your cooperation in bringing and keeping this property in compliance with the Nonresidential Structure Code is appreciated.

Sincerely,

  
**WM Carr, CZO, CHO, Chief**  
Code Enforcement Officer

Enclosure

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

-----  
VI OLATI ON: 16-310 QUANTI TY: 1  
DESCRI PTI ON: Unsafe Nonresidential Structur DATE: 6/04/16  
LOCATI ON: N 2ND ST SIDE

NARRATI VE :

The inspection revealed there are issues with the exterior of the building elements of the nonresidential structure that are not structurally sound and the existence of the above conditions are deemed to be dangerous to the public health, safety and welfare for which a public necessity the repair, closing or demolition of the structure. The exterior walls are bowed, cracking and missing parts. There is much decay and deterioration of the exterior walls.

ORDI NANCE DESCRI PTI ON :

Sec. 16-310 Unsafe nonresidential structures.

All nonresidential structures shall be free of all conditions that are dangerous and injurious to the public health, safety and welfare of occupants or others. Without limitation of the foregoing requirement, the basic structural elements of all nonresidential structures shall be structurally sound and the existence of any of the following conditions shall be deemed to be dangerous to the public health, safety and welfare for which a public necessity exists for the repair, closing, or demolition of the structure and must be corrected in accordance with the provisions of this article:

CORRECTI VE ACTI ON REQUI RED :

Please refer to the following pages with the conditions in question.

-----  
VI OLATI ON: 16-310( 1) QUANTI TY: 1  
DESCRI PTI ON: Access DATE: 6/04/16  
LOCATI ON: ACCESS

ORDI NANCE DESCRI PTI ON :

Access is not provided to all rooms within a structure such that reasonable exit is available if necessitated by circumstances; or all entrances and exits do not meet the standards set forth in the North Carolina State Building Code; or safe, continuous and unobstructed exit is not provided from the interior of the structure to the exterior at street or grade level; or platforms and steps are not provided, where appropriate, to serve exits or are not maintained in a safe condition.

CORRECTI VE ACTI ON REQUI RED :

Make the necessary repairs to comply with this section of the code or contact the City's Code Enforcement Office at



CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

CORRECTIVE ACTION REQUIRED :  
(910) 341-3266 for questions, concerns or clarification.

-----  
VI OLATI ON: 16-310(1) 1.3 QUANTI TY: 1  
DESCR I PTI ON: Access DATE: 6/04/16  
LOCATI ON:

NARRATI VE :  
Safe/continuous/unobstructed exit not provided from  
structure interior to exterior at street or grade level .

ORDI NANCE DESCR I PTI ON :  
(1) Access.

Access is not provided to all rooms within a structure such  
that reasonable exit is available if necessitated by  
circumstances; or all entrances and exits do not meet the  
standards set forth in North Carolina State Building Code;  
or safe, continuous and unobstructed exit is not provided  
from the interior of the exterior at street or grade level;  
or platforms and steps are not provided, where appropriate,  
to serve exits or are not maintained in a safe condition.

CORRECTIVE ACTION REQUIRED :  
Contact the Code Enforcement Office at (910)341-3266 for  
questions and or concerns.

-----  
VI OLATI ON: 16-310(4) QUANTI TY: 1  
DESCR I PTI ON: Building Code DATE: 6/04/16  
LOCATI ON:

ORDI NANCE DESCR I PTI ON :  
Possible violations of the North Carolina State Building  
Code and the North Carolina Rehabilitation Code, as amended  
from time to time and any new editions adopted by the North  
Carolina Structure Code Council, including general  
construction, electrical, plumbing, mechanical, and  
ventilation.

CORRECTIVE ACTION REQUIRED :  
Make the necessary repairs to comply with this section of  
the code or contact the City's Code Enforcement Office at  
(910) 341-3266 for questions, concerns or clarification.

-----  
VI OLATI ON: 16-310(4) 4.1 QUANTI TY: 1  
DESCR I PTI ON: Building Code DATE: 6/04/16  
LOCATI ON:

NARRATI VE :  
Possible violations of NC State Building Code and or NC  
Rehabilitation Code

ORDI NANCE DESCR I PTI ON : CONTI NUED



CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

ORDI NANCE DESCRI PTI ON :  
(4) Building Code.

Possible violations of the North Carolina State Building Code and the North Carolina Rehabilitation Code, as amended from time to time and any new editions adopted by the North Carolina Structure Code Council, including General Construction, Electrical, Plumbing, Mechanical, and Ventilation.

CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and or concerns.

-----  
VI OLATI ON: 16-310(6)  
DESCRI PTI ON: Decay  
LOCATI ON: DECAY  
QUANTI TY: 1  
DATE: 6/04/16

-----  
VI OLATI ON: 16-310(6) 6.1  
DESCRI PTI ON: Decay  
LOCATI ON:  
QUANTI TY: 1  
DATE: 6/04/16

NARRATI VE :

Rotting/holes/other forms of decay

ORDI NANCE DESCRI PTI ON :  
(6) Decay.

Rotting, holes and other forms of decay.

CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and or concerns.

-----  
VI OLATI ON: 16-310(10)  
DESCRI PTI ON: Exterior surfaces  
LOCATI ON: EXTERI OR SURF.  
QUANTI TY: 1  
DATE: 6/04/16

ORDI NANCE DESCRI PTI ON :

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replaced with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of

CASE NUMBER 16-00002272  
 PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :

exterior stone, brick, plasters or mortars. (Where fifty (50) percent or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration.)

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

CORRECTIVE ACTION REQUIRED :

Make the necessary repairs to comply with this section of the code or contact the City's Code Enforcement Office at (910) 341-3266 for questions, concerns or clarification.

-----  
 VIOLATION: 16-310(10) 10.1 QUANTITY: 1  
 DESCRIPTION: Exterior surfaces DATE: 6/04/16  
 LOCATION:

NARRATIVE :

Exterior surfaces/finishes not weather-tight/water tight/painted/sealed with sufficient frequency to protect underlying surface from deterioration and decay.

ORDINANCE DESCRIPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings



CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

## ORDI NANCE DESCRI PTI ON :

closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deteriorated of the wall.

## CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATI ON: 16-310(10) 10.2  
DESCRI PTI ON: Exterior surfaces  
LOCATI ON:

QUANTI TY: 1  
DATE: 6/04/16

## NARRATI VE :

Exterior surfaces/finishes not maintained/treated so as to prevent deterioration and crumbling

## ORDI NANCE DESCRI PTI ON :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deteriorated of the wall.

## CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATI ON: 16-310(10) 10.3  
DESCRI PTI ON: Exterior surfaces  
LOCATI ON:

QUANTI TY: 1  
DATE: 6/04/16

## NARRATI VE :

CONTI NUED



CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

NARRATIVE :

Exterior surfaces/finishes not repaired / replaced with like/similar material according to original use

ORDINANCE DESCRIPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deteriorated of the wall.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATION: 16-310(10) 10.4  
DESCRIPTION: Exterior surfaces  
LOCATION:

QUANTITY: 1  
DATE: 6/04/16

NARRATIVE :

Exterior surfaces/finishes with holes, cracks, rotted boards permitting outside air and water to penetrate rooms or animals/birds to enter

ORDINANCE DESCRIPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :

manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plaster or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deteriorated of the wall.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and or concerns.

-----  
VIOLATION: 16-310(10) 10.5  
DESCRIPTION: Exterior surfaces  
LOCATION: QUANTITY: 1  
DATE: 6/04/16

NARRATIVE :

Exterior painted surfaces not maintained generally free of peeling, flaking or cause unsafe conditions due to lack of maintenance

ORDINANCE DESCRIPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plaster or mortars. (Where fifty percent (50%) or more of the aggregate of any painted



CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :

surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deteriorated of the wall.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATION: 16-310(10) 10.6 QUANTITY: 1  
DESCRIPTION: Exterior surfaces DATE: 6/04/16  
LOCATION:

NARRATIVE :

Deterioration, crumbling of exterior stone and or brick and or plasters and or mortars

ORDINANCE DESCRIPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deteriorated of the wall.

CORRECTIVE ACTION REQUIRED :

CONTINUED



CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

## CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and or concerns.

|              |                   |      |           |         |
|--------------|-------------------|------|-----------|---------|
| VI OLATION:  | 16-310(10)        | 10.8 | QUANTITY: | 1       |
| DESCRIPTION: | Exterior surfaces |      | DATE:     | 6/04/16 |
| LOCATION:    |                   |      |           |         |

NARRATIVE :

Exposed wall not painted/stucco finished/bricked with the materials and sufficiently weatherproofed to prevent deterioration and decay

## ORDI NANCE DESCRIP TI ON :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration)

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

## CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and or concerns.

|               |                 |            |         |
|---------------|-----------------|------------|---------|
| VI OLATI ON:  | 16-310(20)      | QUANTI TY: | 1       |
| DESCRIPTI ON: | Walls, exterior | DATE:      | 6/04/16 |
| LOCATI ON:    | EXTERIOR WALL   |            |         |

## ORDI NANCE DESCRIP TI ON :

Exterior walls or vertical supports that are not

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :

structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects

CORRECTIVE ACTION REQUIRED :

Make the necessary repairs to comply with this section of the code or contact the City's Code Enforcement Office at (910) 341-3266 for questions, concerns or clarification.

VIOLATION: 16-310(20) 20.1  
DESCRIPTION: Walls, exterior  
LOCATION:

QUANTITY: 1  
DATE: 6/04/16

NARRATIVE :

Exterior walls/vertical supports not structurally sound not maintained in sound condition, in good repair and free from defects and damages

ORDINANCE DESCRIPTION :  
(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and or concerns.

VIOLATION: 16-310(20) 20.2  
DESCRIPTION: Walls, exterior  
LOCATION:

QUANTITY: 1  
DATE: 6/04/16

NARRATIVE :

Exterior walls incapable of bearing imposed loads safely

ORDINANCE DESCRIPTION :  
(2) Walls, exterior.



CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

ORDI NANCE DESCR I PTI ON :

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

-----  
VI OLATI ON: 16-310(20) 20.3  
DESCR I PTI ON: Walls, exterior  
LOCATI ON: QUANTI TY: 1  
DATE: 6/04/16

NARRATI VE :

Deterioration of exterior walls/vertical supports causing leaning/sagging/splitting/listing/buckling and bowing

ORDI NANCE DESCR I PTI ON :

(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

-----  
VI OLATI ON: 16-310(20) 20.4  
DESCR I PTI ON: Walls, exterior  
LOCATI ON: QUANTI TY: 1  
DATE: 6/04/16

NARRATI VE :

Structural/load bearing walls bowed out of plumb, not structurally sound

ORDI NANCE DESCR I PTI ON :



CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :  
(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATION: 16-310(20) 20.5 QUANTITY: 1  
DESCRIPTION: Walls, exterior DATE: 6/04/16  
LOCATION:

NARRATIVE :

Exterior walls not substantially weather-tight/watertight/not pervious to adverse effect of weather

ORDINANCE DESCRIPTION :

(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATION: 16-310(22) QUANTITY: 1  
DESCRIPTION: Other DATE: 6/05/16  
LOCATION:

VI OLATION: 16-310(22) 22.1 QUANTITY: 1  
DESCRIPTION: Other DATE: 6/05/16  
LOCATION:

NARRATIVE :

CONTINUED

VI OLATI ON DETAI L

PAGE 13

CASE NUMBER 16-00002272  
PROPERTY ADDRESS 121 CHESTNUT ST

NARRATI VE :

Any combination of conditions rendering structure unsafe, dangerous to the health and safety of the general welfare of owners, occupants and general public.

ORDI NANCE DESCRI PTI ON :  
(22) Ot her

Any combination of conditions which in the judgment of the public officer renders any structure unsafe or dangerous or injurious to the health, safety, or general welfare of the owners, occupants or others.

CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and or concerns.



**Community Services**  
Community Development  
Code Enforcement  
305 Chestnut Street  
PO Box 1810  
Wilmington, NC 28402-1810  
  
910 341 3266  
910 341 7802 fax  
wilmingtonnc.gov  
Dial 711 TTY/Voice

June 6, 2016

**CAPE FEAR HOTEL  
ATTN: PROPERTY MANAGER  
121 CHESTNUT ST  
WILMINGTON, NC 28401**

**RE: Nonresidential Structure Code Notice of Violation  
121 CHESTNUT ST  
E END 6 PT 5 EM 5/6 PT 4  
R04720-006-012-000  
16-00002272**


**Dear CAPE FEAR HOTEL:**

The purpose of this letter is to provide you with information concerning Nonresidential Structure Code violations. Also, an inspection of the above referenced property was conducted on **June 4, 2016**. The inspection revealed condition(s) that are in violation of the City of Wilmington's Code. Please see the subsequent page(s) for a summary of the violation(s) that were found, the applicable Code section(s) and the necessary corrective action(s) that are needed to be in compliance with the Code.

Please be advised that you have until **June 14, 2016** to contact this office at (910) 341-3266. If applicable, any permits must be obtained prior to starting work. For further information regarding building permits, please contact New Hanover County Building Inspections at 910-798-7175. If you fail to contact the Code Enforcement Office by this date, the City will begin to take necessary action pursuant to Article VII, Section 16 of the City Code. The costs incurred by the City will be a lien upon the property and subject to foreclosure in accordance with Section 16-322.

Your cooperation in bringing and keeping this property in compliance with the Nonresidential Structure Code is appreciated.

Sincerely,

  
**WM Carr, CZO, CHO, Chief**  
Code Enforcement Officer

Enclosure









MINIMUM HOUSING CODE  
FIELD INSPECTION CHECKLIST

Inspector HATCHER / SIMS Date 1/02/18 Complaint ☒ Surveillance  
Property Address 121 Chestnut St TPN  
PIN 2-05 Case No. 18-1650

STRUCTURAL/ROOF (Sect. 16-269)

229RF3        \*Roof system structurally unsound/unsafe w/ major sagging & deterioration (Sec 16-229)

269R31        Repair/replace defective rafters/and or other framing members@  
269R32        Repair/replace soffit and/or fascia@  
269R33        Repair/replace defective sheathing@  
269R34        Repair/replace roof covering:(2ft < layers)@  
269R35        Install flashing at chimney or other roof@  
269R36        Locate and repair roof leak  
269R37        Install roof ventilation system  
269R38        Repair/replace gutter/downspout@  
269R39        Repair/replace chimney @

STRUCTURAL/EXTERIOR WALLS (Sect. 16-269)

229WL2        \*Exterior wall covering and/or framing w/ severe damage /deterioration/ leaning

269WL21        Repair/replace defective or loose siding/wall covering@  
269WL22        Repair/replace wall framing@  
269WL23        Paint or treat exterior wood w/protective coating@

STRUCTURAL/FOUNDATION (Sect. 16-269)

229FD2        \*Foundation supporting members w/ severe damage and incapable of supporting load

269FD11        Remove standing water in crawl space and/or around foundation wall permanently  
269FD12        Repair/replace piers or other supporting members (structural supports) @  
269FD13        Repair/replace foundation wall or underpinning (rodent proof crawl space)  
269FD14        Install/repair crawl space door  
269FD15        Repair/install foundation vents@

STRUCTURAL/PORCHES/APPURTENANCES (Sect. 16-269)

229PH2        \*Enclosed or outside porch walls w/ severe damage and deterioration

269PH61        Repair/replace porch roofing/ceiling@  
269PH62        Repair/replace porch walls (interior or exterior) @  
269PH63        Repair/replace /install porch railings/framing/columns@  
269PH64        Repair/replace porch flooring@

STRUCTURAL/STAIRS; STEPS (Sect. 16-269)

269ST51        Repair/replace steps: #        @        #        @        #        @  
269ST161        Repair/replace/install handrails@

STRUCTURAL/FLOORS (Sect. 16-269)

229FL3        \*Floor system severely deteriorated and incapable of supporting load

269FL141        Repair/replace defective floor joist@  
269FL142        Repair/replace sills or other floor framing@  
269FL143        Replace damaged subfloor@  
269FL144        Repair/replace damaged/loose floor covering@

STRUCTURAL/INTERIOR WALLS & CEILINGS (Sect 16-269)

229INT1        \*Interior walls severely deteriorated/leaning

269INT141        Repair/replace wall framing@  
269INT142   ✓   Repair/replace/paint wall covering@  
269INT143        Repair/replace ceiling joist@  
269INT144   ✓   Repair/replace/paint ceiling@















1157 1369

ADMITTED TO RECORD  
BOOK PAGE  
FILE NO.

SEP 24 12 00 PM '79

LOVE CLAY  
REGISTRY  
NEW HANOVER CO., N.C.Admitted to Record  
at 12:01 P.M.  
Re. det. in Book 1157  
1363  
Lyle T. Alverson, Register  
New Hanover Co., N.C.

STATE OF NORTH CAROLINA,

COUNTY OF NEW HANOVER.

## WARRANTY DEED

THIS INDENTURE, Made this the 21<sup>st</sup> day of September, 1979, by and between 201 N. SECOND ST., INC., (also known as 201 N. SECOND STREET, INC.), a North Carolina corporation with a place of business in the City of Wilmington, New Hanover County, North Carolina, party of the first part; and CAPE FEAR ASSOCIATES, a North Carolina Limited Partnership, of New Hanover County, North Carolina, party of the second part;

## W I T N E S S E T H :

THAT the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has given, granted, bargained and sold, aliened and conveyed, and by these presents, does hereby give, grant, bargain sell and convey and confirm unto the said party of the second part, its successors and assigns, that certain lot or parcel of land, lying and being in New Hanover County, North Carolina, and more particularly described as follows:

BEGINNING at a cross chiseled in concrete at the most Northwestern intersectional corner of Second Street and Chestnut Street; thence from the beginning with the western right of way of Second Street, North 07 deg. 00 min. 58 sec. East 124.23 feet to a nail in pavement; thence leaving the western right of way of Second Street with the line of the property of J & S Investment Co., Et al, North 82 deg. 59 min. 02 sec. West 67.00 feet to a nail; thence with the line of the property of J & S Investment Co., et al, North 07 deg. 00 min. 58 sec. East 66.77 feet to a nail; thence leaving the line of J & S Investment Co., et al, North 82 deg. 59 min. 02 sec. West 56.00 feet to a stake; thence North 07 deg. 00 min. 58 sec. East 7.00 feet to a nail in the southern line of Vances Alley or Lanes Alley; thence with the southern line of said alley, North 82 deg. 59 min. 02 sec. West 10.20 feet to a nail at the most southeastern intersectional corner of Vances Alley or Lanes Alley and Dickinson's Alley; thence with the eastern line of Dickinson's Alley, South 07 deg. 00 min. 58 sec. West 198.00 feet to a cross chiseled in concrete on the northern right of way of Chestnut Street; thence with the northern right of way of Chestnut Street, South 82 deg. 59 min. 02 sec. East 133.20 feet to a cross chiseled in concrete at the most northwestern intersectional corner of Second Street and Chestnut Street, the point of BEGINNING, containing 21,039.01 square feet or 0.483 acre more or less, the same being part of Lots 4, 5 and 6, Block 191 according to the official plan or map of the City of Wilmington, North Carolina.

BEING a composite description of that property conveyed to Lyle T. Alverson by Cape Fear Hotel Company by deed dated August 17, 1960, recorded in Deed Book 671, Page 249 in the New Hanover County Registry.

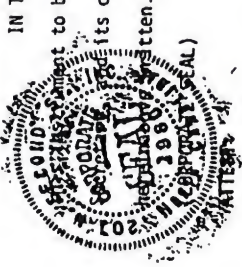




PAGE TWO

TO HAVE AND TO HOLD the above granted and described premises together with all and singular the rights, privileges, easements and appurtenances thereunto belonging, or in anywise appertaining unto the said party of the second part, its successors and assigns, in fee simple FOREVER.

AND the said party of the first part, for itself, its successors and assigns, does covenant to and with the said party of the second part, its successors and assigns, that it is seised in fee of the above granted and described premises, and that it has good right to sell and convey the same in fee simple; that the same is free and clear from any and all encumbrances, except those recited above, and that it will and its successors and assigns, shall WARRANT AND DEFEND the title to the same against the lawful claims and demands of any and all persons whomsoever.



IN TESTIMONY WHEREOF, the party of the first part has caused me this day and acknowledged that it is Assistant Secretary of 201 N. SECOND ST., INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal hereto affixed, all the day and year first

201 N. SECOND ST., INC.

BY: Claude E. E. E. President

Assistant Secretary

STATE OF NORTH CAROLINA,

COUNTY OF NEW HANOVER.

I, Pamela A. Broussard, a Notary Public, hereby certify that it is Assistant Secretary of 201 N. SECOND ST., INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by itself as its Assistant Secretary.



WITNESS my hand and notarial seal, this the 26th day of Sept, 1979.

Pamela A. Broussard  
NOTARY PUBLIC

My commission expires: 12/31/79

STATE OF NORTH CAROLINA, COUNTY OF NEW HANOVER.

The foregoing certificate of Pamela A. Broussard, Notary Public of New Hanover County is hereby certified to be correct. THIS the 26th day of Sept, 1979.

Lois C. LeRoy  
REGISTER OF DEEDS, New Hanover County, N. C.

PREPARED BY HOGUE, HILL, JONES, NASH & LYNCH, Attorneys  
Received and Recorded  
9-24-79 at 12:01 PM

Lois C. LeRoy  
Register of Deeds

BY: Pamela A. Broussard  
Attorney

PROCESS Checklist

Address: 120 121 Chestnut St Case # 18-1650

PARCEL # R0420-006-012-000 PIN # 3117-79-9258.000

- 1-11-18 1. Initial Inspection w/pictures
- 1-12-18 2. Create File Folder
- 1-12-18 3. Print Tax Information
- 1-12-18 4. Determine Cost to Rehab / % (Dilapidation or Deterioration)
- 1-12-18 5. Data Entry Into HTE
- 6. Request for Title Work
- 7. Date received Title Work
- 8. Schedule Hearing: date
- 9. Prepare CN/LP
- 10. Send to City Attorney's Office
- 11. Post / Mail CN/LP – take photos
- 12. Prepare Affidavits (posting/mailling)
- 13. Publication of CN (if necessary): date:
- 14. Hearing determination:
- 15. Prepare FOF
- 16. Post/Mail FOF – take photos
- 17. Prepare Affidavits (posting/mailling)
- 18. Publication of FOF (if necessary): date:
- 19. FOF expiration inspection
- 20. File to Chief for Citation or Council
- 21. Citation Process # \$ # \$ # \$ # \$
- 22. Prepare Council Package
- 23. Prepare Notice of Owner regarding Council
- 24. Public Notice Hearing for Council
- 25. File Condemnation Ordinance
- 26. Prepare Notice of Condemnation to Owners
- 27. Prepare for Bid (15 days)
- 28. Schedule Demo with approved Contractor
- 29. Final Inspection of Demo
- 30. Prepare for Contractor Payment

Initial inspection revealed unit heat working  
properly above 680 benchmark set by City's  
Code.



## CONVERSATION / CASE SUMMARY LOG

**ADDRESS:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**INITIAL:** \_\_\_\_\_

DATE: \_\_\_\_\_

**INITIAL:** \_\_\_\_\_

DATE: \_\_\_\_\_

**INITIAL:** \_\_\_\_\_



[Print These Records](#)

| SALEDATE | DEEDBK | DEEDPG | DEED<br>LINK         | SALEINST | SALEPRICE | GRANTOR           | GRANTEE         |
|----------|--------|--------|----------------------|----------|-----------|-------------------|-----------------|
| 9/1/1979 | 1157   | 1369   | <a href="#">link</a> | **       | 0         | * NOT IN SYSTEM * | CAPE FEAR ASSOC |

PARID: R04720-006-012-000  
CAPE FEAR ASSOC

121 CHESTNUT ST

|               |                                             |
|---------------|---------------------------------------------|
| Parcel        |                                             |
| Alt ID        | 311708.79.9258.000                          |
| Address       | 121 CHESTNUT ST                             |
| Unit          |                                             |
| City          | WILMINGTON                                  |
| Zip Code      | -                                           |
| Neighborhood  | CHBX0                                       |
| Class         | CHR3-Exempt Charitable - Low Income Housing |
| Land Use Code | 12-3 + Family Residential                   |
| Living Units  | 91                                          |
| Acres         |                                             |
| Zoning        | CBD-CENTRAL BUSINESS DIS                    |

|                         |                          |
|-------------------------|--------------------------|
| Legal                   |                          |
| Legal Description       | E END 6 PT 5 EM 5/6 PT 4 |
| Tax District            | BD                       |
| Owners (On January 1st) |                          |
| Owner                   | CAPE FEAR ASSOC          |
| City                    | RALEIGH                  |
| State                   | NC                       |
| Country                 |                          |
| Zip                     | 27601                    |
|                         |                          |

THE DATA IS FROM 2017

- Upload a PDF Filing
- Order a Document Online
- Add Entity to My Email Notification List
- View Filings

## Limited Partnerships

### Legal Name

Cape Fear Associates, a North Carolina Limited Partnership (New Hanover)

### Information

SosId: 0980264

Status: Current-Active

Annual Report Status: Not Applicable

Citizenship: Domestic

Date Formed: 3/10/1998

Registered Agent: Christiansen, Susan L

### Addresses

#### Reg Office

915 West Fourth Street

Winston Salem, NC 27101

#### Reg Mailing

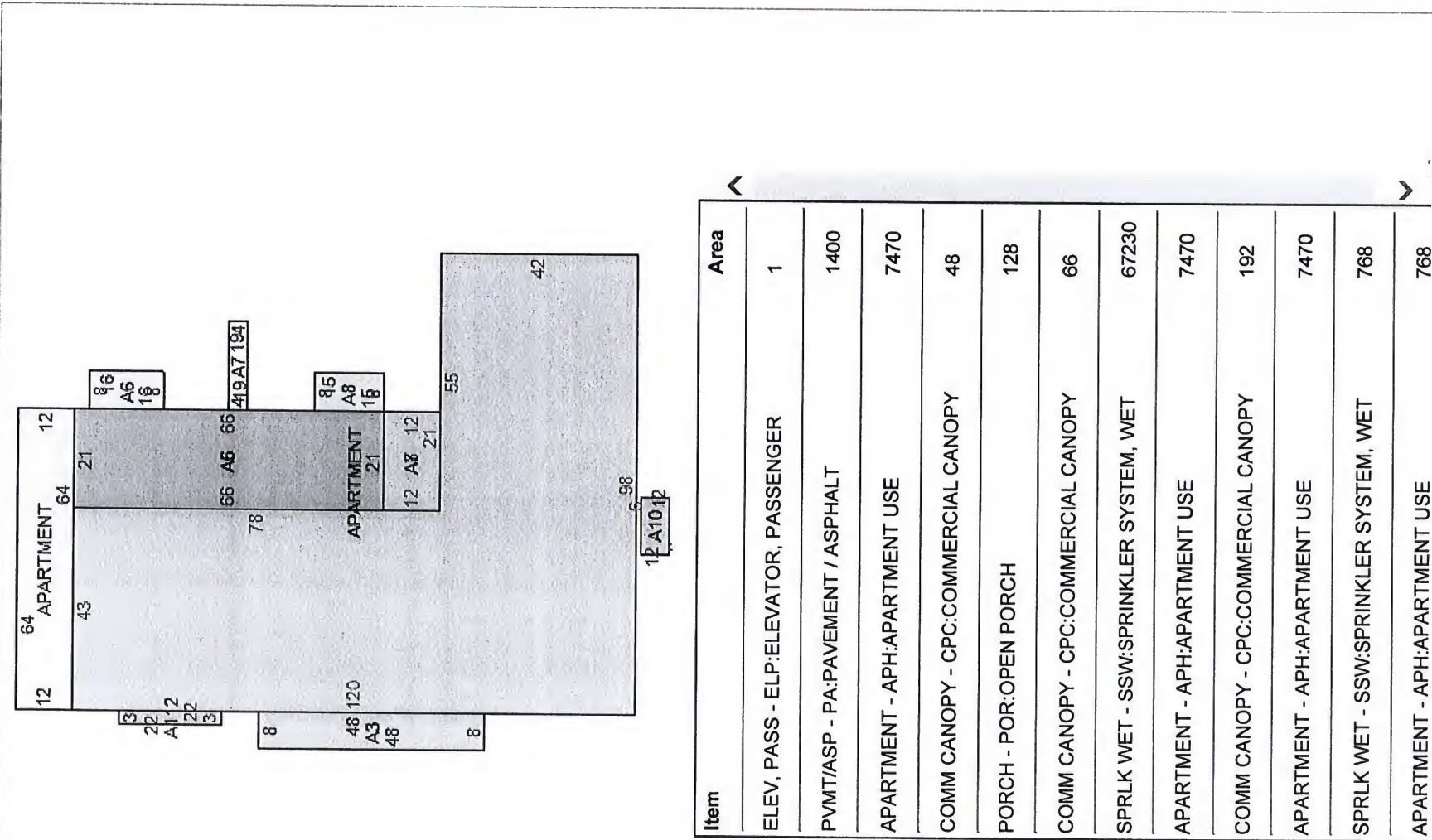
915 West Fourth Street

Winston Salem, NC 27101



PARID: R04720-006-012-000  
CAPE FEAR ASSOC

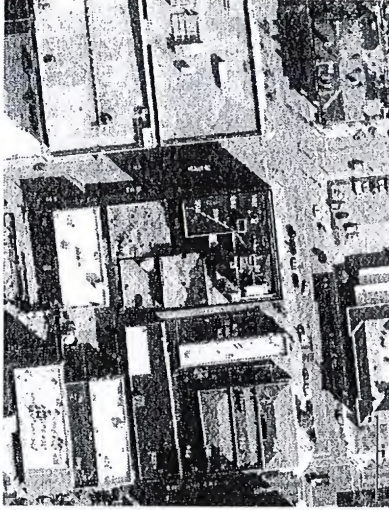
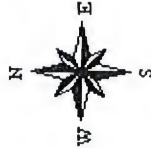
121 CHESTNUT ST



|                                       |      |
|---------------------------------------|------|
| SPRLK WET - SSW:SPRINKLER SYSTEM, WET | 4158 |
| APARTMENT - APH:APARTMENT USE         | 1386 |
| ENCL PORCH - EPR:ENCL PORCH           | 128  |
| APARTMENT - APH:APARTMENT USE         | 1386 |
| ENCL PORCH - EPR:ENCL PORCH           | 76   |
| APARTMENT - APH:APARTMENT USE         | 252  |
| ENCL PORCH - EPR:ENCL PORCH           | 120  |
| APARTMENT - APH:APARTMENT USE         | 252  |
| SPRLK WET - SSW:SPRINKLER SYSTEM, WET | 504  |

Printed on Friday, January 12, 2018, at 9:03:58 AM EST





**Parcel Address:**

CHESTNUT ST

**Owner Information:**

CAPE FEAR ASSOC  
412 FAYETTEVILLE ST MALL  
RALEIGH, NC 27601

**Parcel Information**

Parcel ID: R04720-006-012-000

PIN: 3117-79-9258.000

Area:

Map ID: 311708.79.9258.000

Zoning:

CBD

In Flood Zone?

In National  
Register

Wilmington

Historic District?

Legal Description: E END 6 PT 5 EM 5/6 PT 4

Subdivision:

Census Tract: 011300

Census Block  
Group: 1

Census Block: 1032

**Property Values**

Appraised Land Value

\$475,200.00

Appraised Building Value

\$2,144,800.00

Total Appraised Value

\$2,620,000.00

Plat Book/Page

NOSUBDIV

Deed Book/Page

001157/001369

Muni

BD

Land Use Code

12



MINIMUM HOUSING CODE  
FIELD INSPECTION CHECKLIST

Inspector Don Gurr Date 1-12-18 Complaint ☒ Surveillance ☐  
Property Address 121 Chestnut St Apt 8-2C TPN  
PIN \_\_\_\_\_ Case No. 18-1650

STRUCTURAL/ROOF (Sect. 16-269)

229RF3 \_\_\_\_\_ \*Roof system structurally unsound/unsafe w/ major sagging & deterioration (Sec 16-229)

269R31 \_\_\_\_\_ Repair/replace defective rafters/and or other framing members@  
269R32 \_\_\_\_\_ Repair/replace soffit and/or fascia@  
269R33 \_\_\_\_\_ Repair/replace defective sheathing@  
269R34 \_\_\_\_\_ Repair/replace roof covering: (2ft < layers)@  
269R35 \_\_\_\_\_ Install flashing at chimney or other roof@  
269R36 \_\_\_\_\_ Locate and repair roof leak  
269R37 \_\_\_\_\_ Install roof ventilation system  
269R38 \_\_\_\_\_ Repair/replace gutter/downspout@  
269R39 \_\_\_\_\_ Repair/replace chimney @

STRUCTURAL/EXTERIOR WALLS (Sect. 16-269)

229WL2 \_\_\_\_\_ \*Exterior wall covering and/or framing w/ severe damage /deterioration/ leaning  
269WL1 \_\_\_\_\_ Repair/replace defective or loose siding/wall covering@  
269WL2 \_\_\_\_\_ Repair/replace wall framing@  
269WL3 \_\_\_\_\_ Paint or treat exterior wood w/protective coating@

STRUCTURAL/FOUNDATION (Sect. 16-269)

229FD2 \_\_\_\_\_ \*Foundation supporting members w/ severe damage and incapable of supporting load  
269FD11 \_\_\_\_\_ Remove standing water in crawl space and/or around foundation wall permanently  
269FD12 \_\_\_\_\_ Repair/replace piers or other supporting members (structural supports) @  
269FD13 \_\_\_\_\_ Repair/replace foundation wall or underpinning (rodent proof crawl space)  
269FD14 \_\_\_\_\_ Install/repair crawl space door  
269FD15 \_\_\_\_\_ Repair/install foundation vents@

STRUCTURAL/PORCHES/APPURTENANCES (Sect. 16-269)

229PH2 \_\_\_\_\_ \*Enclosed or outside porch walls w/ severe damage and deterioration  
269PH61 \_\_\_\_\_ Repair/replace porch roofing/ceiling@  
269PH62 \_\_\_\_\_ Repair/replace porch walls (interior or exterior) @  
269PH63 \_\_\_\_\_ Repair/replace /install porch railings/framing/columns@  
269PH64 \_\_\_\_\_ Repair/replace porch flooring@

STRUCTURAL/STAIRS; STEPS (Sect. 16-269)

269ST51 \_\_\_\_\_ Repair/replace steps: # \_\_\_\_\_ @ \_\_\_\_\_ # \_\_\_\_\_ @ \_\_\_\_\_  
269ST161 \_\_\_\_\_ Repair/replace/install handrails@

STRUCTURAL/FLOORS (Sect. 16-269)

229FL3 \_\_\_\_\_ \*Floor system severely deteriorated and incapable of supporting load  
269FL141 \_\_\_\_\_ Repair/replace defective floor joist@  
269FL142 \_\_\_\_\_ Repair/replace sills or other floor framing@  
269FL143 \_\_\_\_\_ Replace damaged subfloor@  
269FL144 \_\_\_\_\_ Repair/replace damaged/loose floor covering@

STRUCTURAL/INTERIOR WALLS & CEILINGS (Sect 16-269)

229INT1 \_\_\_\_\_ \*Interior walls severely deteriorated/leaning  
269INT141 \_\_\_\_\_ Repair/replace wall framing@  
269INT142 \_\_\_\_\_ Repair/replace/paint wall covering@  
269INT143 \_\_\_\_\_ Repair/replace ceiling joist@  
269INT144 \_\_\_\_\_ Repair/replace/paint ceiling@





MINIMUM HOUSING CODE  
FIELD INSPECTION CHECKLIST

Inspector John Smith Date 1-12-18 Complaint ☒ Surveillance ☐  
Property Address 121 Chestnut St Apt 8-2C TPN                       
PIN                      Case No. 18-1650

STRUCTURAL/ROOF (Sect 16-269)

229RF3                      \*Roof system structurally unsound/unsafe w/ major sagging & deterioration (Sec 16-229)  
  
269R31                      Repair/replace defective rafters/and or other framing members@  
269R32                      Repair/replace soffit and/or fascia@  
269R33                      Repair/replace defective sheathing@  
269R34                      Repair/replace roof covering: (2ft < layers)@  
269R35                      Install flashing at chimney or other roof@  
269R36                      Locate and repair roof leak  
269R37                      Install roof ventilation system  
269R38                      Repair/replace gutter/downspout@  
269R39                      Repair/replace chimney @

STRUCTURAL/EXTERIOR WALLS (Sect. 16-269)

229WL2                      \*Exterior wall covering and/or framing w/ severe damage /deterioration/ leaning  
  
269WL21                      Repair/replace defective or loose siding/wall covering@  
269WL22                      Repair/replace wall framing@  
269WL23                      Paint or treat exterior wood w/protective coating@

STRUCTURAL/FOUNDATION (Sect. 16-269)

229FD2                      \*Foundation supporting members w/ severe damage and incapable of supporting load  
  
269FD11                      Remove standing water in crawl space and/or around foundation wall permanently  
269FD12                      Repair/replace piers or other supporting members (structural supports) @  
269FD13                      Repair/replace foundation wall or underpinning (rodent proof crawl space)  
269FD14                      Install/repair crawl space door  
269FD15                      Repair/install foundation vents@

STRUCTURAL/PORCHES/APPURTENANCES (Sect. 16-269)

229PH2                      \*Enclosed or outside porch walls w/ severe damage and deterioration  
  
269PH61                      Repair/replace porch roofing/ceiling@  
269PH62                      Repair/replace porch walls (interior or exterior) @  
269PH63                      Repair/replace /install porch railings/framing/columns@  
269PH64                      Repair/replace porch flooring@

STRUCTURAL/STAIRS; STEPS (Sect. 16-269)

269ST51                      Repair/replace steps: #                      @                      #                      @                       
269ST161                      Repair/replace/install handrails@

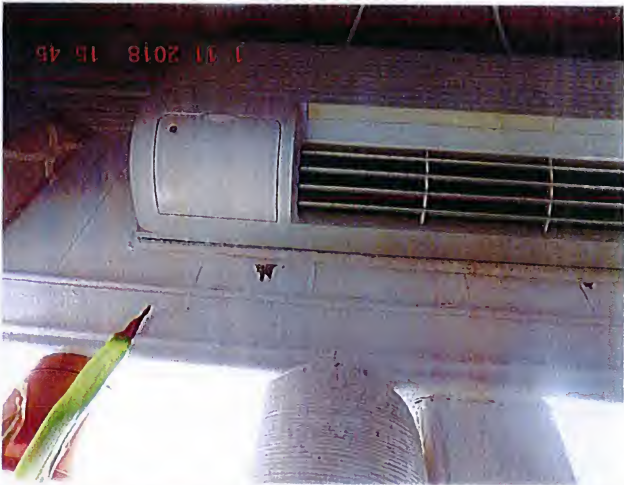
STRUCTURAL/FLOORS (Sect. 16-269)

229FL3                      \*Floor system severely deteriorated and incapable of supporting load  
  
269FL141                      Repair/replace defective floor joist@  
269FL142                      Repair/replace sills or other floor framing@  
269FL143                      Replace damaged subfloor@  
269FL144                      Repair/replace damaged/loose floor covering@

STRUCTURAL/INTERIOR WALLS & CEILINGS (Sect 16-269)

229INT1                      \*Interior walls severely deteriorated/leaning  
  
269INT141                      Repair/replace wall framing@  
269INT142                      Repair/replace/paint wall covering@  
269INT143                      Repair/replace ceiling joist@  
269INT144                      Repair/replace/paint ceiling@







Admitted to record  
24 day of Sept. 1979  
at 12:01 P.M.  
Recorded in Book 1157  
Page 1363  
Lyle T. Alverson, Registrar  
New Hanover Co., N.C.

ADMITTED TO RECORD  
BOOK PAGE  
FILE NO.

SEP 24 12 00 PM '79

LOIS CLARAY  
REGISTRAR  
NEW HANOVER CO., N.C.

STATE OF NORTH CAROLINA,  
COUNTY OF NEW HANOVER.

WARRANTY DEED

THIS INDENTURE, Made this the 21<sup>st</sup> day of September, 1979, by and between 201 N. SECOND ST., INC., (also known as 201 N. SECOND STREET, INC.), a North Carolina corporation with a place of business in the City of Wilmington, New Hanover County, North Carolina, party of the first part; and CAPE FEAR ASSOCIATES, a North Carolina Limited Partnership, of New Hanover County, North Carolina, party of the second part;

W I T N E S S E T H :

THAT the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has given, granted, bargained and sold, aliened and conveyed, and by these presents, does hereby give, grant, bargain sell and convey and confirm unto the said party of the second part, its successors and assigns, that certain lot or parcel of land, lying and being in New Hanover County, North Carolina, and more particularly described as follows:

BEGINNING at a cross chiseled in concrete at the most Northwestern intersectional corner of Second Street and Chestnut Street; thence from the beginning with the western right of way of Second Street, North 07 deg. 00 min. 58 sec. East 124.23 feet to a nail in pavement; thence leaving the western right of way of Second Street with the line of the property of J & S Investment Co., Et al, North 82 deg. 59 min. 02 sec. West 67.00 feet to a nail; thence with the line of the property of J & S Investment Co., et al, North 07 deg. 00 min. 58 sec. East 66.77 feet to a nail; thence leaving the line of J & S Investment Co., et al, North 82 deg. 59 min. 02 sec. West 56.00 feet to a stake; thence North 07 deg. 00 min. 58 sec. East 7.00 feet to a nail in the southern line of Vances Alley or Lanes Alley; thence with the southern line of said alley, North 82 deg. 59 min. 02 sec. West 10.20 feet to a nail at the most southeastern intersectional corner of Vances Alley or Lanes Alley and Dickinson's Alley; thence with the eastern line of Dickinson's Alley, South 07 deg. 00 min. 58 sec. West 198.00 feet to a cross chiseled in concrete on the northern right of way of Chestnut Street; thence with the northern right of way of Chestnut Street, South 82 deg. 59 min. 02 sec. East 133.20 feet to a cross chiseled in concrete at the most northwestern intersectional corner of Second Street and Chestnut Street, the point of BEGINNING, containing 21.039.01 square feet or 0.483 acre more or less, the same being part of Lots 4, 5 and 6, Block 191 according to the official plan or map of the City of Wilmington, North Carolina.

BEING a composite description of that property conveyed to Lyle T. Alverson by Cape Fear Hotel Company by deed dated August 17, 1960, recorded in Deed Book 671, Page 249 in the New Hanover County Registry.





PAGE TWO

TO HAVE AND TO HOLD the above granted and described premises together with all and singular the rights, privileges, easements and appurtenances thereunto belonging, or in anywise appertaining unto the said party of the second part, its successors and assigns, in fee simple FOREVER.

AND the said party of the first part, for itself, its successors and assigns, does covenant to and with the said party of the second part, its successors and assigns, that it is seised in fee of the above granted and described premises, and that it has good right to sell and convey the same in fee simple; that the same is free and clear from any and all encumbrances, except those recited above, and that it will and its successors and assigns, shall WARRANT AND DEFEND the title to the same against the lawful claims and demands of any and all persons whomsoever.



IN TESTIMONY WHEREOF, the party of the first part has caused me this day and acknowledged that it is Assistant Secretary of 201 N. SECOND ST., INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal hereto affixed, all the day and year first written.



201 N. SECOND ST., INC.

BY: Clayton E. J. D. President

Assistant Secretary

STATE OF NORTH CAROLINA.

COUNTY OF NEW HANOVER.

certify that Pamela A. Broussard, a Notary Public, hereby me this day and acknowledged that it is Assistant Secretary of 201 N. SECOND ST., INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by Clayton E. J. D. as Assistant Secretary.



WITNESS my hand and notarial seal, this the 25th day of Sept., 1979.

Pamela A. Broussard  
NOTARY PUBLIC

Commission expires: 12/31/83

STATE OF NORTH CAROLINA, COUNTY OF NEW HANOVER.

The foregoing certificate of Pamela A. Broussard, Notary Public of New Hanover County is hereby certified to be correct. THIS the 24th day of Sept., 1979.

Lois C. LeRay  
REGISTER OF DEEDS, New Hanover County, N. C.

By: James H. Thomas  
Attorneys

PREPARED BY HOGUE, HILL, JONES, NASH & LYNCH, Attorneys  
Received and Recorded  
9-24-79 at 12:01 PM

Lois C. LeRay  
Register of Deeds